

DESCRIPTIONS OF FOUR PARCELS OF THE WILLIAM FREESTATE LANDS,  
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

## PARCEL 1

Beginning for the same at a point on the northeast side of Corsica Neck Road (40' wide), said point being the southeast corner of the herein described lands and the southwest corner of Parcel 2 of the lands of Hubert Klapp; and running, thence, by and with the northeast side of said road N 63 35 W - 16.03' to an iron pipe and Parcel 2 of this description; thence, by and with Parcel 2 the six following courses and distances: (1) N 20 51 40 E - 261.68' to an iron pipe, (2) along an arc the radius of which is 148.77' and the chord of which is N 03 17 45 W - 121.76', (3) N 27 27 10 W - 250.20' to an iron pipe, (4) along an arc the radius of which is 92.14' and the chord of which is N 02 26 05 W - 77.93' to an iron pipe, (5) N 22 35 E - 131.37' to an iron pipe, and (6) along an arc the radius of which is 89.44' and the chord of which is N 05 45 E - 51.80' to a concrete monument and the lands of Hubert Klapp; thence, by and with said Klapp lands N 39 25 E - 251.32' to a concrete monument and N 39 25 E - 15' more or less to the mean high waters of Earle Cove; thence, by and with the mean high waters of said cove S 21 21 40 E - 213.75' and S 56 47 30 E - 76.37' to the lands of H. Allen Hunter; thence, by and with said Hunter lands S 21 31 W - 12' more or less to a concrete monument and S 21 31 W 254.92' to a concrete monument and the aforementioned Parcel 2 of the Klapp lands; thence, by and with said Klapp lands S 21 31 W - 604.63' to the place of beginning. Containing in all 3.455 acres of land, more or less.

Together with all right, title, and interest of William Freestate in the tidal marsh lying adjacent to and northeast of the above described lands.

## PARCEL 2

Beginning for the same at an iron pipe on the northeast side of Corsica Neck Road (40' wide), said point being N 63 35 W 16.03' from the southeast corner of Parcel 1 of the lands of William Freestate and the southwest corner of Parcel 2 of the lands of Hubert Klapp; and running, thence, by and with the northeast side of Corsica Neck Road N 63 35 W - 30.14' to an iron pipe at the southeast corner of Parcel 3 of the Freestate lands; thence, by and with said Parcel 3 the three following courses and distances: (1) N 20 51 40 E - 258.76' to an iron pipe, (2) along an arc the radius of which is 118.77' and the chord of which is N 03 17 45 W - 97.21' to an iron pipe, and (3) N 27 27 10 W - 250.20' to an iron pipe and Parcel 4 of this description;

thence, by and with Parcel 4 along an arc the radius of which is 122.14' and the chord of which is N 02 26 05 W - 103.31' to an iron pipe and N 22 35 E - 131.37' to an iron pipe and Parcel 1 of the Klapp lands; thence, by and with said Klapp lands N 39 25 E - 51.80' to a concrete monument and Parcel 1 of this description; thence, by and with Parcel 1 the six following courses and distances: (1) along an arc the radius of which is 89.44' and the chord of which is S 05 45 W - 51.80' to an iron pipe, (2) S 22 35 W - 131.37' to an iron pipe, (3) along an arc the radius of which is 92.14' and the chord of which is S 02 26 05 E 77.93' to an iron pipe, (4) S 27 27 10 E - 250.20' to an iron pipe, (5) along an arc the radius of which is 148.77' and the chord of which is S 03 17 45 E - 121.76', and (6) S 20 51 40 W 261.68' to the place of beginning. Containing in all 0.604 acres of land, more or less.

#### PARCEL 3

Beginning for the same at a concrete monument on the northeast side of Corsica Neck Road (40' wide), said point being the southwest corner of the herein described lands and the southeast corner of the lands of James Pippin, Jr.; and running, thence, by and with said Pippin lands N 19 51 E - 384.29' to an iron pipe and the lands of Hubert Klapp, said point being, further, the southwest corner of Parcel 4 of this description; thence, by and with Parcel 4 N 71 13 20 E - 151.85' to an iron pipe and Parcel 2 of the Freestate lands; thence, by and with Parcel 2 S 27 27 10 E - 250.20' to an iron pipe, along an arc the radius of which is 118.77' and the chord of which is S 03 17 45 E - 97.21' to an iron pipe, and S 20 51 40 W - 258.76' to an iron pipe on the northeast side of Corsica Neck Road; thence, by and with the northeast side of said road N 63 35 W - 338.39' to the place of beginning. Containing in all 3.227 acres of land, more or less.

#### PARCEL 4

Beginning for the same at an iron pipe at the southwest corner of the herein described lands, said point being the southernmost corner of Parcel 1 of the lands of Hubert Klapp, the easternmost corner of the lands of James Pippin, Jr., and the northwest corner of Parcel 3 of this description; and running, thence, by and with said Klapp lands N 26 26 10 E - 119.90' to an iron pipe and N 39 25 E - 214.90' to an iron pipe and Parcel 2 of this description; thence, by and with Parcel 2 S 22 35 W - 131.37' to an iron pipe and along an arc the radius of which is 122.14' and the chord of which is S 02 26 05 E - 103.31' to an iron pipe and Parcel 3 of this description; thence, by and with Parcel 3 S 71 13 20 W - 151.85' to the place of beginning. Containing in all 0.327 acres of land, more or less.

July 17, 1975.

William R. Nuttle.

DESCRIPTION OF A PART OF THE HUBERT KLAPP LANDS,  
SECOND DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe at the southeast corner of the herein described lands at the southerly end of a new division line between the herein described lands and other lands of Hubert Klapp, said point being the northeast corner of the lands of James Pippin, Jr. as described in the Land Records of Queen Annes County, Liber TSP 55, folio 93 and the northwest corner of a second parcel of said Pippin lands as described in the Land Records of Queen Annes County Liber TSP 68, folio 515; and running, thence, by and with said Pippin lands N 53 53 30 W - 121.80' to an iron pipe, N 59 40 40 W - 184.43' to an iron pipe, and N 59 40 40 W - 25' to the center of a stream or channel in a tidal marsh and the lands of Charles Mayer; thence, following the centerline of said stream or channel the six following courses and distances: (1) N 46 36 50 E - 115.79', (2) N 25 33 W - 125.92', (3) N 01 16 10 E - 271.07', (4) N 85 30 10 E - 89.27', (5) N 12 59 40 E - 320.20', and (6) N 19 34 20 W - 61.89' to the lands of Harry J. Duffey, Jr.; thence, by and with said Dugfey lands, across a point of marsh, N 52 04 50 E - 259.00' to the mean high waters of the Corsica River; thence, by and with the mean high waters of said river N 73 03 30 E - 180.23', S 68 11 50 E - 210.02', and N 57 34 E - 113.74' to a new division line between the herein described lands and other lands of Klapp; thence, by and with said new division line S 24 57 W - 239.18' to a concrete monument, S 24 57 W - 877.55' to a concrete monument, and S 24 57 W - 221.86' to the place of beginning. Containing in all 11.672 acres of land, more or less.

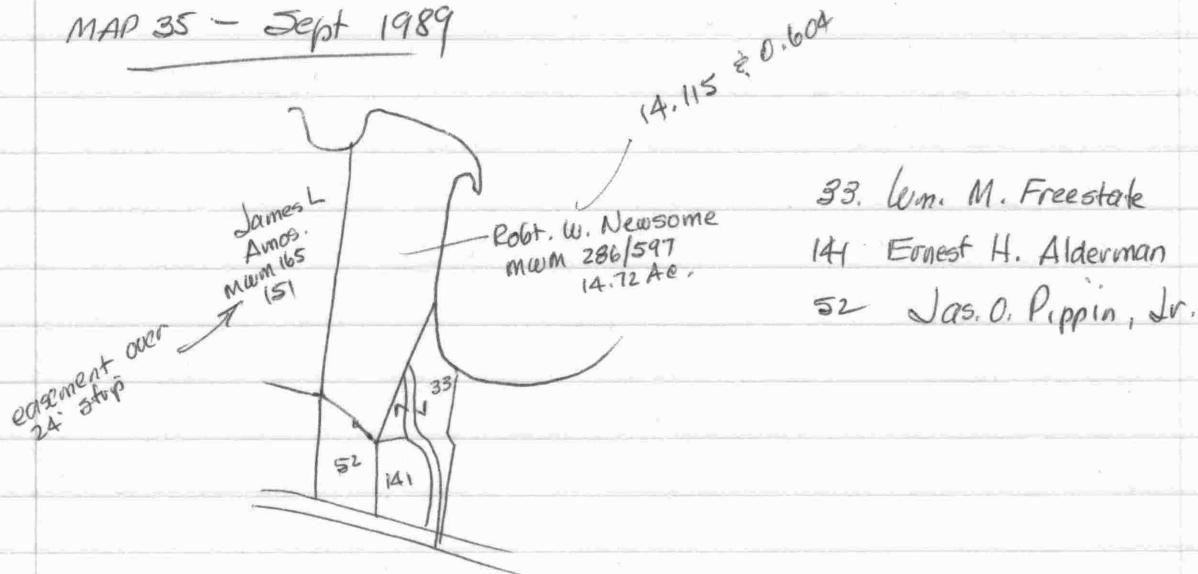
Together with a 24' right-of-way running from the above described lands over other lands of Klapp, across the lands of William Freestate, and over Tract 2 of the Klapp lands to Corsica Neck Road, more particularly described as follows:  
Beginning for the same at a concrete monument at the beginning of the last line of the above description, and running, thence, S 61 50 20 E - 376.96' to a concrete monument and the lands of Freestate, S 39 19 40 E - 43.08', S 49 48 E - 244.61', S 01 12 W - 94.31' to the aforementioned Parcel 2 of the Klapp lands, N 21 31 E - 2.19' to a concrete monument and the lands of H. Allen Hunter, with the east side of Parcel 2 and said Hunter lands S 02 26 30 W - 73.29' to a concrete monument, and S 20 32 W - 538.04' to a granite monument on the northeast side of Corsica Neck Road, with the northeast side of said road N 64 00 20 W - 33.29' to an iron rod and the lands of Freestate, with said Freestate lands and the west side of Parcel 2 N 21 31 E - 533.32', across said Freestate lands N 01 12 E - 147.68', N 49 48 W - 235.36', and N 39 19 40 W - 40.50' to the first mentioned Klapp

lands, across said Klapp lands N 61° 50' 20" W - 370.84' to the  
above described lands, and N 24° 57' E - 24.04' to the place of  
beginning.

June 6, 1970.

William R. Nuttle  
Registered Surveyor.

MAP 35 - Sept 1989

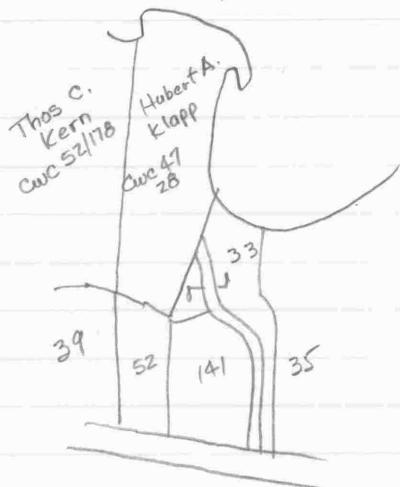


33. Lem. M. Freestate

141 Ernest H. Alderman

52 Jas. O. Pippin, Jr.

MAP 35



39 Jas. O. Pippen, Jr.

52 "

141

33 Wm H. Freestate

35 H. Allen Hunter

141 Ernest H. Alderman MWM 166/402

- ✓ ① N $15^{\circ}00' E$  - 35.22  
 ✓ ② N $55^{\circ}28'E$  - 46.07  
 ✓ ③ N $42^{\circ}38'W$  - 59.41  
 ✓ ④ N $13^{\circ}08'E$  - 29.0  
 ✓ ⑤ N $71^{\circ}57'E$  - 95.54  
 ✓ ⑥ N $34^{\circ}07'E$  - 60  
 ✓ ⑦ N $61^{\circ}21'E$  - 108.77  
 ✓ ⑧ N $05^{\circ}10'E$  - 24.4  
 ✓ ⑨ N $44^{\circ}59'E$  - 115.2 to pt., said pt. being S $49^{\circ}26'E$  - 6.3  
     from I.P. at SE cor. of  
     Robt. R. Price Jr.

with east line of Price along E branch

N $25^{\circ}56'E$  - 232.53 <sup>to pt.</sup> said pt. being N $70^{\circ}39'W$  - 25.0  
     from I.P. at SW cor. of Hopper

with Hopper S $70^{\circ}39'E$  - 209.55 to I.P.

S $64^{\circ}53'E$  - 121.77 to I.P. at NW cor. Parcel 1

with W line Parcel 1 S $08^{\circ}42'W$  - 584.56 to begin

### Tract 2

Begin at hub on N side rd (40'), said  
 hub being S $76^{\circ}20'E$  - 384.45 from C.M. at  
 SW cor. of Tract 1 of Madeira  
 with Tract 1, along div. line between Madeira and  
 Mears

N $08^{\circ}52'E$  - 604.60 to C.M.

with lands conveyed by Mears to Hunter

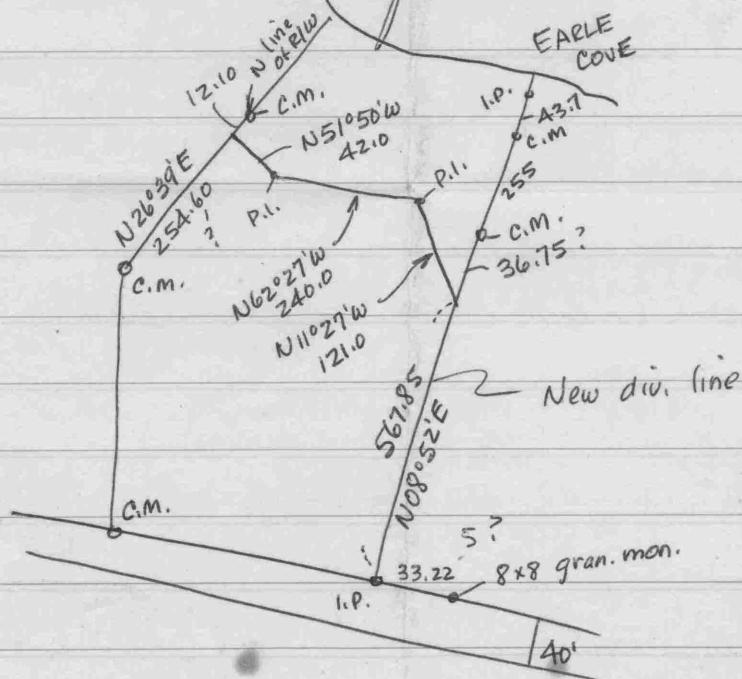
S $10^{\circ}13'E$  - 73.30 to C.M.

S $07^{\circ}55'W$  - 538.00 to 8x8 gran mon. on rd.

with rd. N $76^{\circ}20'W$  - 33.25 to begin

## Tract 1 (cont.)

Together with R/W over 24' strip shown on Metcalfe plat TSP 2/91, the E. is described as follows:



S $\frac{1}{2}$ E to Robt Thompson (S $\frac{1}{2}$ B 1960)

Begin E rd., said pt. S $08^{\circ}42'W$  - 20.08 from C.M. at SW cor. of Wm. M. Freestate, formerly Tract 1 with E rd. N $76^{\circ}20'W$  - 290, said pt. S $08^{\circ}42'W$  - 20.08 from I.P. at SE cor Parcel 2 with east line Parcel 2 N $08^{\circ}42'E$  - 584.56 to I.P. near E ravine at S line of Hopper with Hopper, thru ravine S $64^{\circ}53'E$  - 84.71 to I.P. S $40^{\circ}09'E$  - 275.75 to I.P. on W line of Freestate

with same S $08^{\circ}42'W$  - 404.27 to begin

Also S $\frac{1}{2}$ E to James O. Pippin, Jr. TSP 55/93

Begin E rd., said pt. S $08^{\circ}42'W$  - 20.08 from I.P. at SW cor Parcel 1

with rd. N $76^{\circ}20'W$  - 27.0

N $79^{\circ}26'W$  - 622.58 to pt S $19^{\circ}17'E$  - 31.6 from C.M. at SE cor Simpson

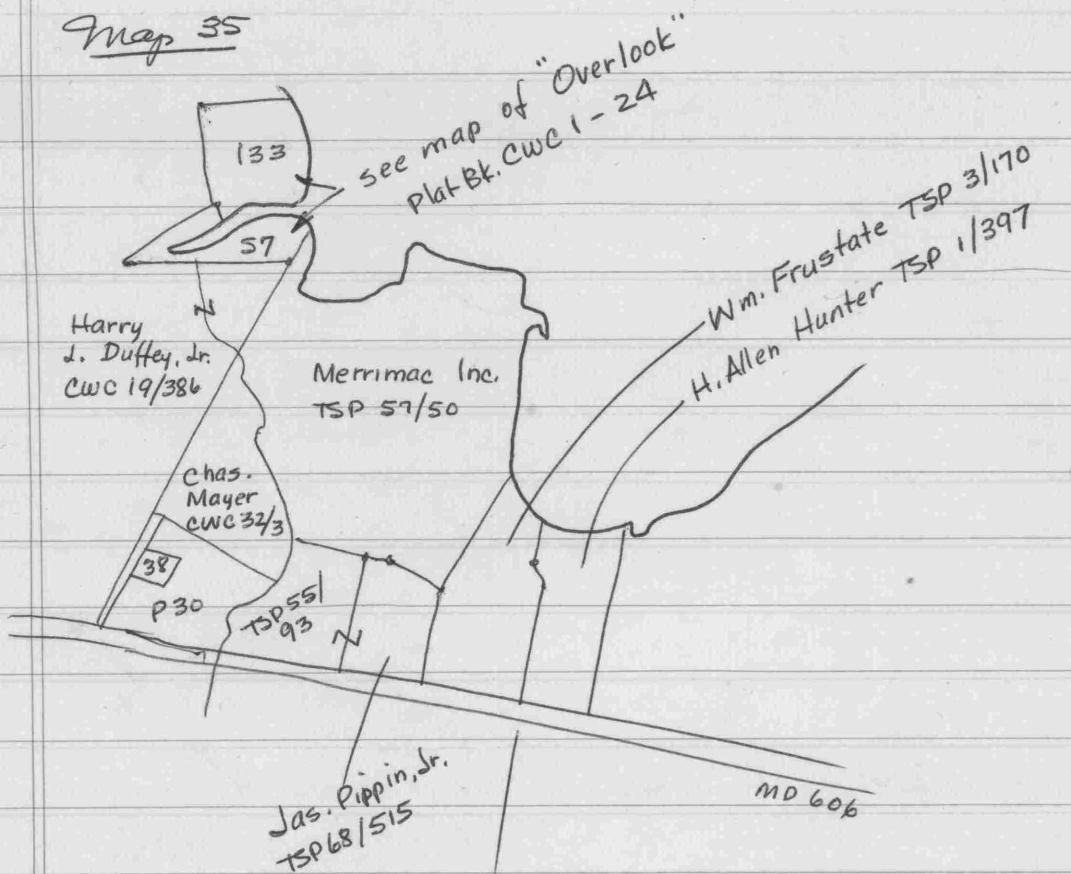
with Simpson along E branch 9 following courses;

503.80
424.27
79.53
40.08
119.61

404.27
20.08
384.19

503.80
384.19
119.61

Map 35



30 - Margaret H. Moore TSP 63/509

57 - Max. C. Sherman Jr. TSP 16/508

133 - Donald W. Smith CWC 33/592

TSP 57/50 Majorie Happen to Merrimac, Inc.

Oct 1, 1960

Tract 1 - Land shown as Tract 2 on  
Metcalfe plat 1949

Begin at c.m. at N side state rd. at  
cor. tract 1

with tract 1  $N 08^{\circ} 42'E$  - 503.8 to c.m.

$N 26^{\circ} 39'E$  - 519.7 "

"  $25'$  to Earle Cove

with cove and river to mouth of stream  
or branch

across branch  $N 63^{\circ} 16'W$  - 127.1 to stone

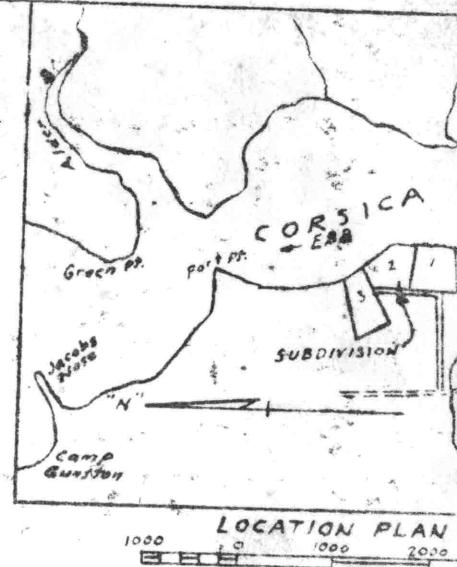
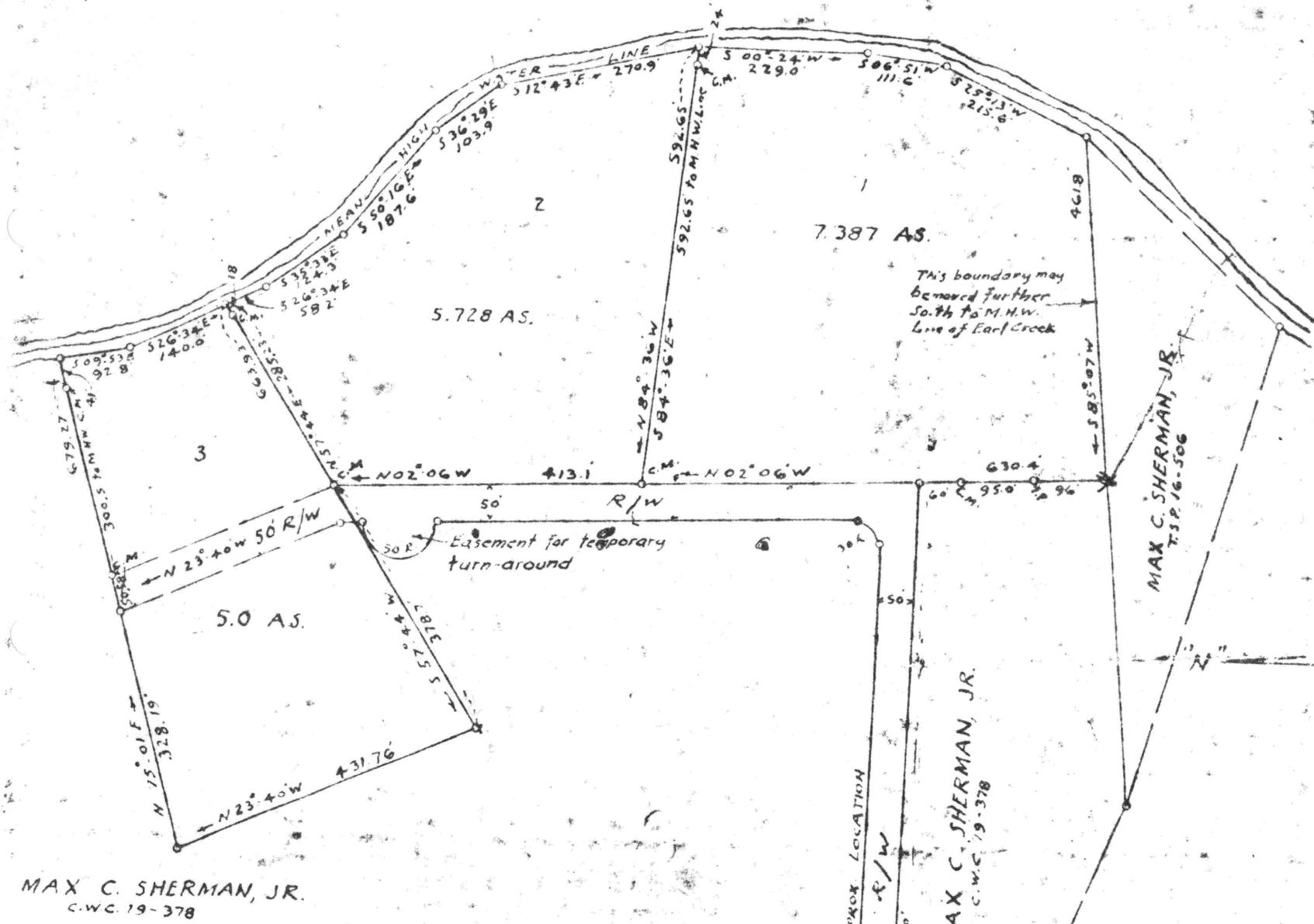
$S 41^{\circ} 13'W$  - to E stream or branch

at N cor of Tract 3

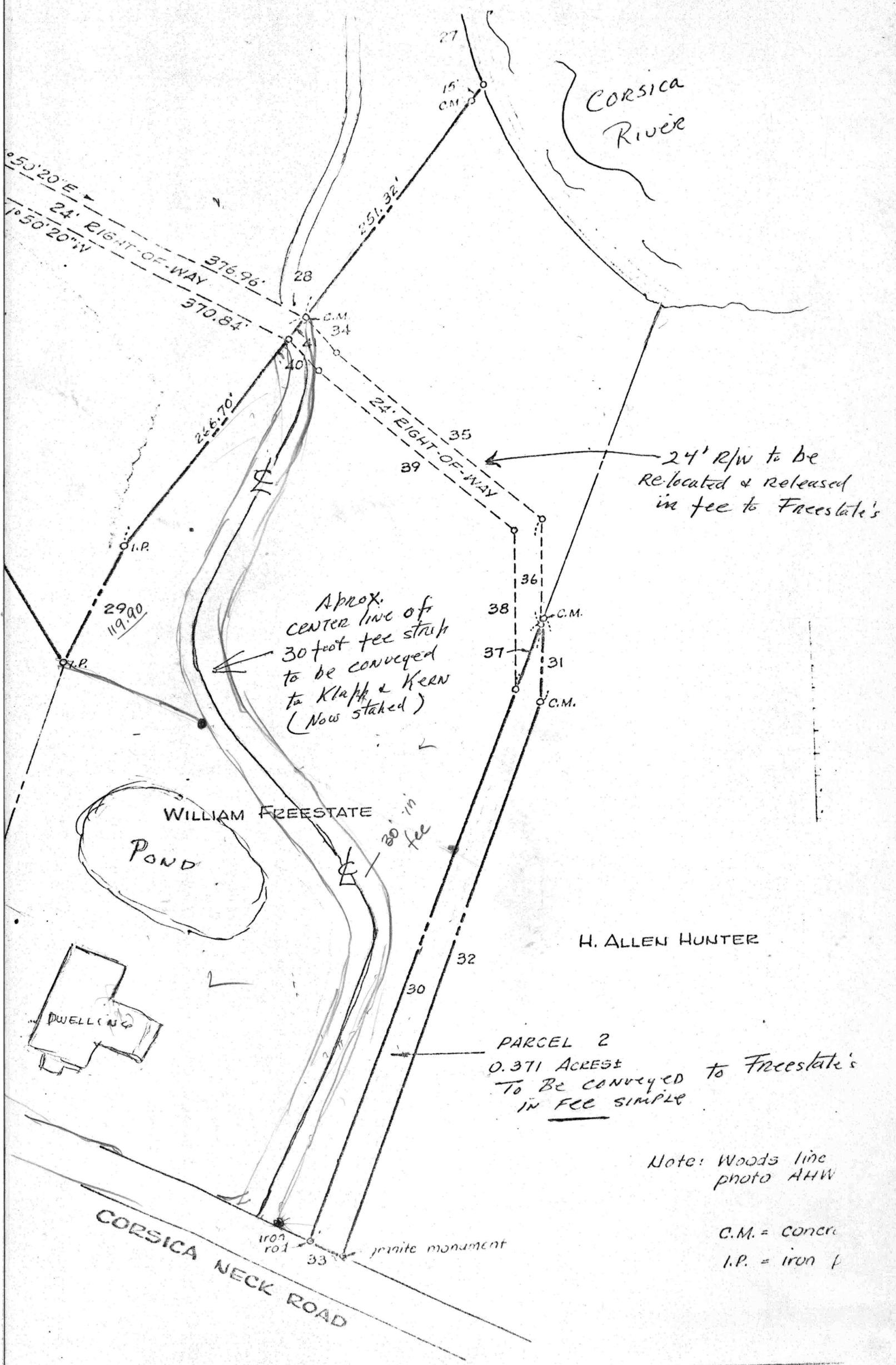
with E stream to pub rd.

with N side rd.  $S 80^{\circ} 18'E$  - 622.9

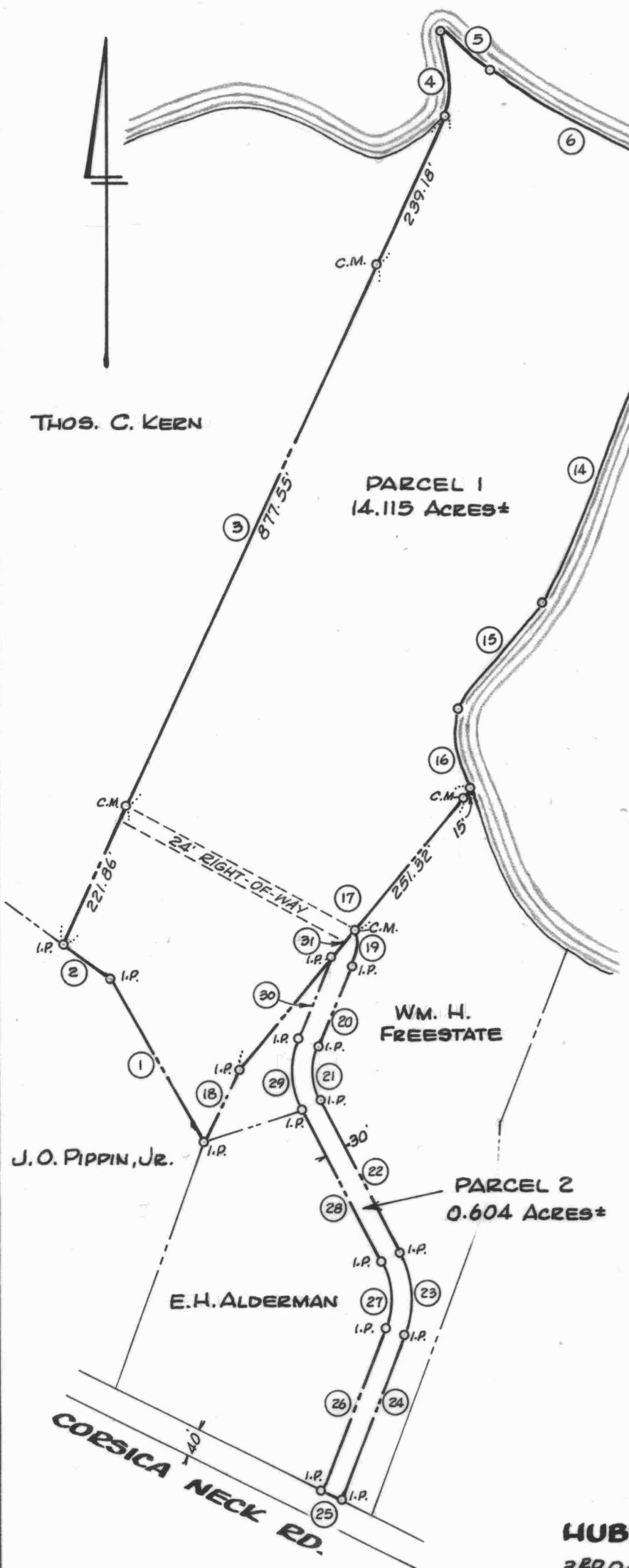
$S 76^{\circ} 20'E$  - 316.7 to begin



LOIS S. DUFFEY



CORSICA RIVER



PARCEL 1  
14.115 Acres<sup>±</sup>

WM. H.  
FREESTATE

PARCEL 2  
0.604 Acres<sup>±</sup>

CORSICA NECK RD.

Note: This plat is based upon surveys by me in 1970 & 1975.

I.P. = iron pipe

C.M. = concrete monument

PARCEL 1

NO.	BEARING	DIST.
1	N 29° 17' 10" W	275.52'
2	N 53° 55' 20" W	84.67'
3	N 24° 57' 00" E	1338.59'
4	N 05° 56' 10" W	125.67'
5	S 51° 36' 20" E	91.23'
6	S 60° 54' 10" E	321.96'
7	S 23° 21' 40" E	104.58'
8	S 54° 24' 40" E	107.84'
9	S 09° 12' 40" E	149.93'
10	S 48° 10' 50" W	76.49'
11	N 05° 14' 30" E	109.46'
12	N 46° 50' 50" W	43.86'
13	S 65° 22' 10" W	140.97'
14	S 23° 28' 30" W	376.39'
15	S 38° 19' 10" W	200.31'
16	S 09° 05' 30" E	118.01'
17	S 39° 25' 00" W	533.02'
18	S 26° 26' 10" W	119.90'

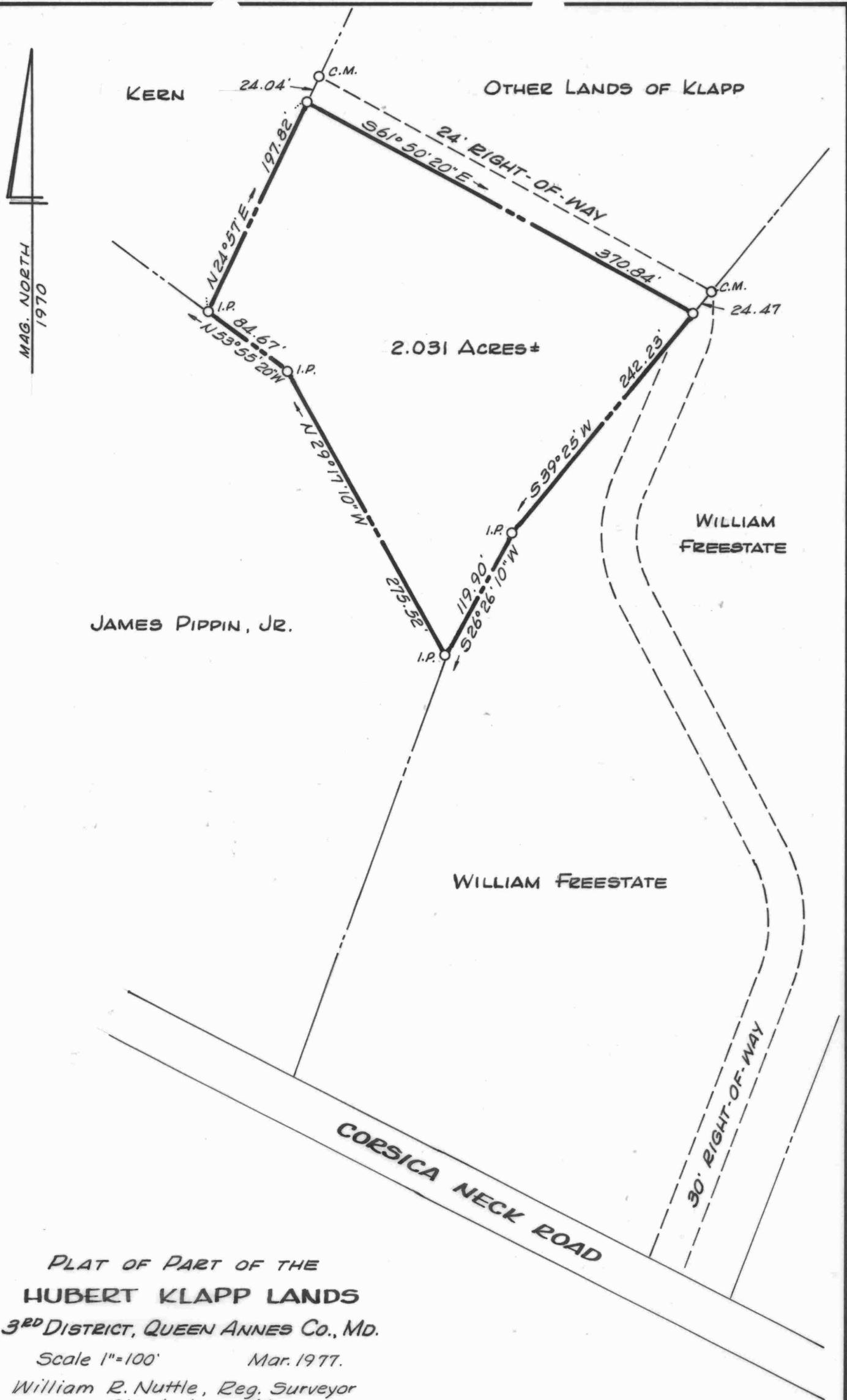
PARCEL 2

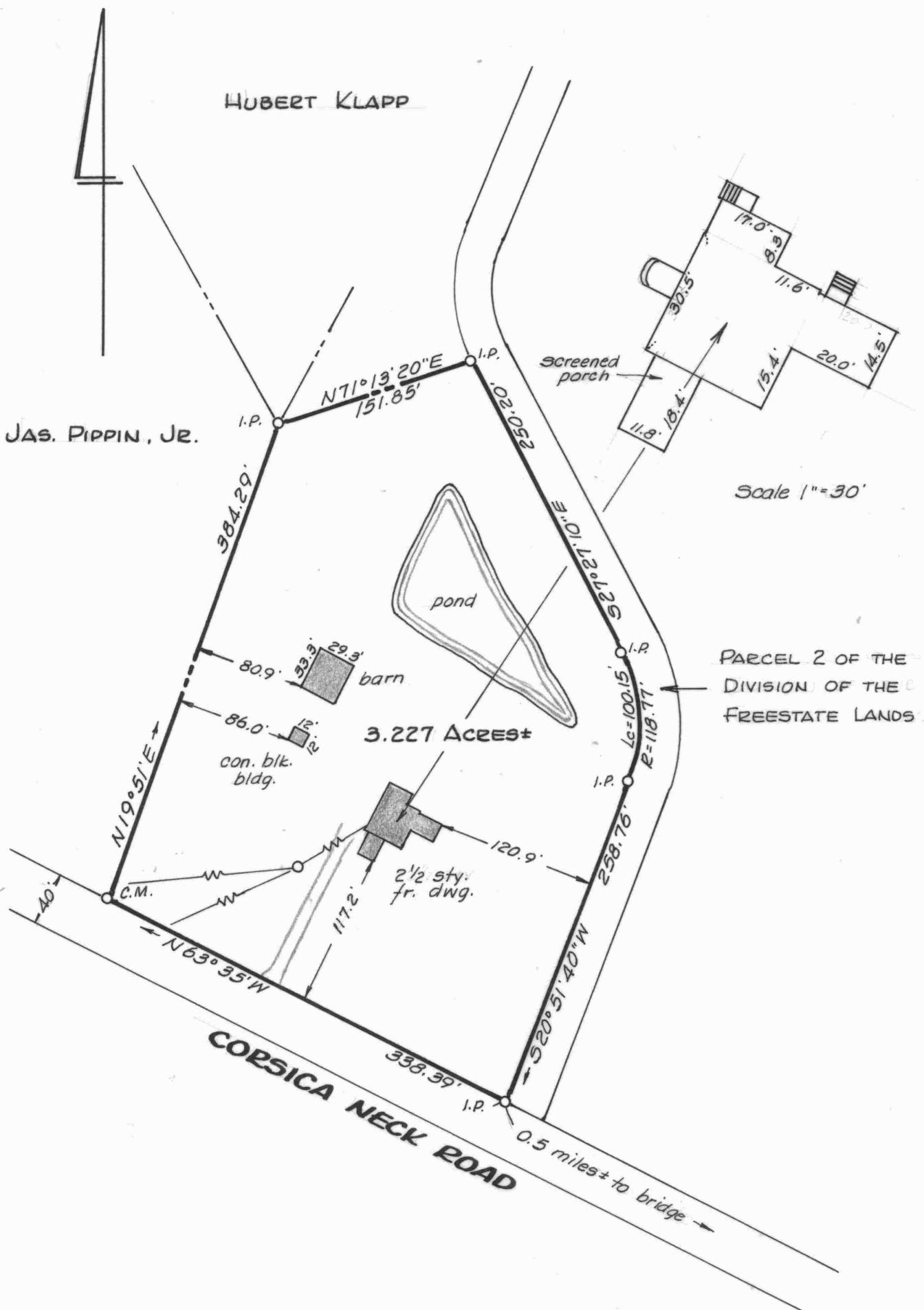
19	S 05° 45' 00" W	51.80'
20	S 22° 35' 00" W	131.37'
21	S 02° 26' 05" E	77.93'
22	S 27° 27' 10" E	250.20'
23	S 03° 17' 45" E	121.76'
24	S 20° 51' 40" W	261.68'
25	N 63° 35' 00" W	30.14'
26	N 20° 51' 40" E	258.76'
27	N 03° 17' 45" W	97.21'
28	N 27° 27' 10" W	250.20'
29	N 02° 26' 05" W	103.31'
30	N 22° 35' 00" E	131.37'
31	N 39° 25' 00" E	51.80'

PLAT OF THE  
HUBERT A. KLAPP LANDS  
3<sup>rd</sup> DISTRICT, QUEEN ANNES Co., MD.

Scale 1"=200' Oct. 1982.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.





IMPROVEMENTS LOCATION  
**LOIS S. DUFFEY LANDS**  
3<sup>rd</sup> DISTRICT, QUEEN ANNES Co., Md.

Scale 1"=100' July 1980.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

This is to certify that the  
improvements indicated herein  
are located as shown.

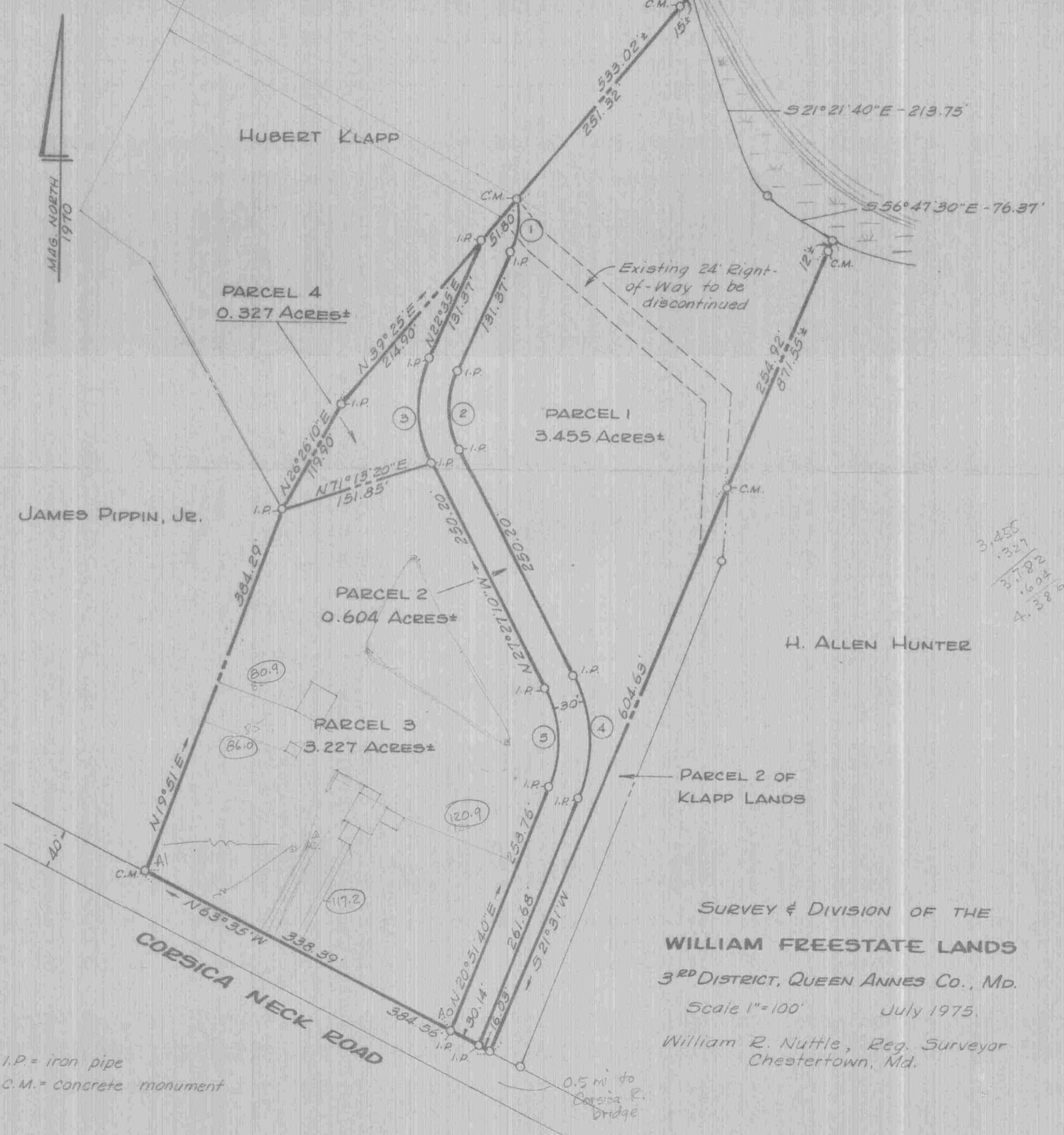
William R. Nuttle #4180  
7/30/80

I.P. = iron pipe  
C.M. = Concrete monument

CURVE DATA

NO.	DEF. ANGLE	RADIUS	ARC	CHORD	CH'D BEARING
1	33° 40' 00"	89.44'	52.55'	51.80'	505° 45' 00" W
2	50° 02' 10"	92.14'	80.47'	77.93'	502° 26' 05" E
3	"	122.14'	106.66'	103.31'	"
4	48° 18' 50"	148.77'	125.45'	121.76'	503° 17' 45" E
5	"	118.77'	100.15'	97.21'	"

*EARLE COVE*



Mrs. L. P. Madeira  
Tract of Land on the Northwesterly Road,  
Side of the Corsica Neck State of Md.  
in "Queen Anne's County, State of Maryland,  
1 mile & Westerly from Centerville,  
Scale: 1" = 200'  
J. B. Metcalfe, Surveyor.  
Dec. 1949

F. Addison Emory  
Ends

Tract "3"  
16.30 A.F.

Mrs. Sarah V. Harris  
Lands.

TRACT 2.  
41,868 A#

Early  
Spring

25°

107

Gordon Buck et al  
Lands

Tract "I  
7.80 A. +

Armenia  
1960

542.70' 0 $\times$  172.0'  $\times$  580' 1

8 15 40  
5 15 50

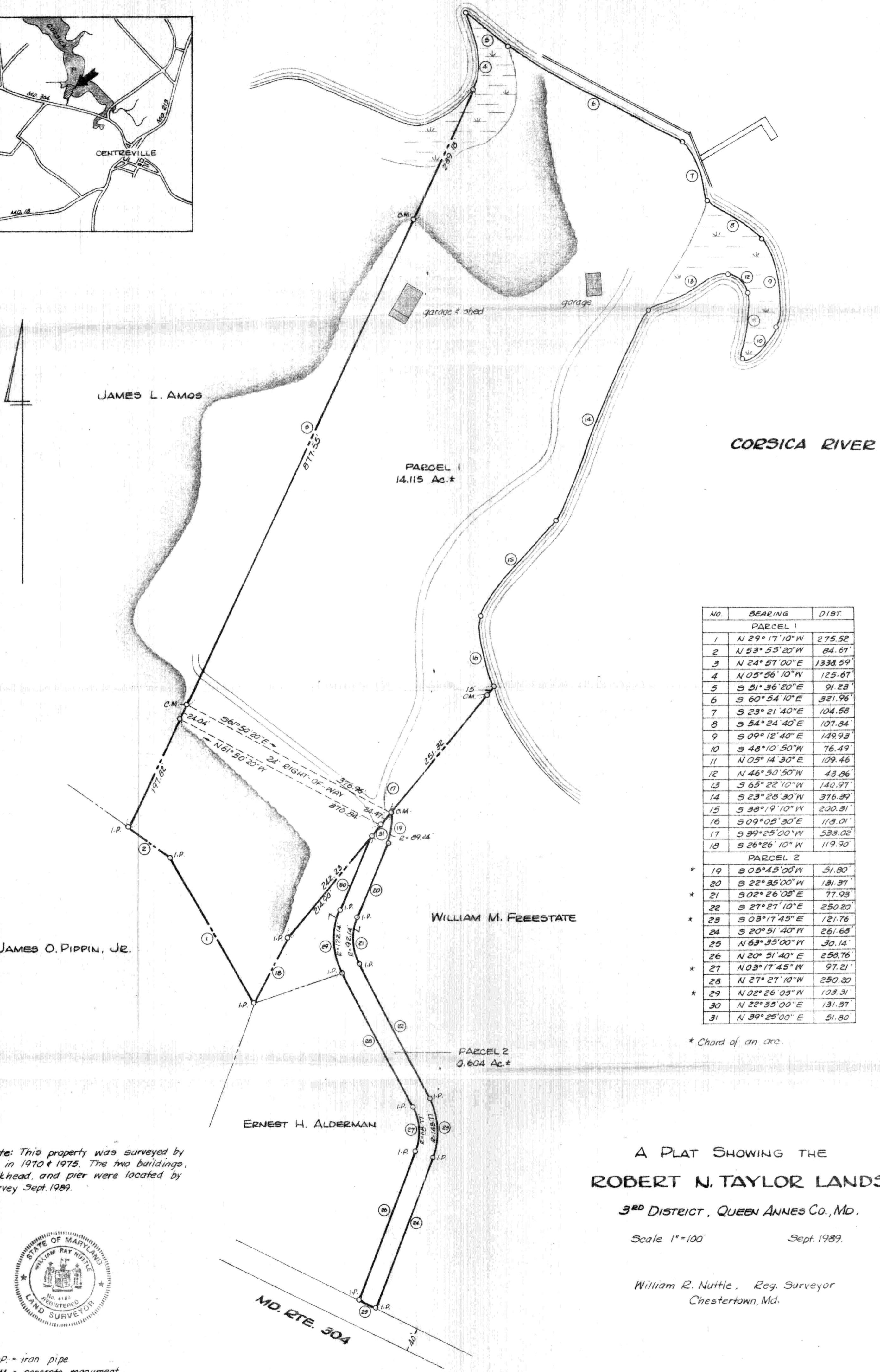
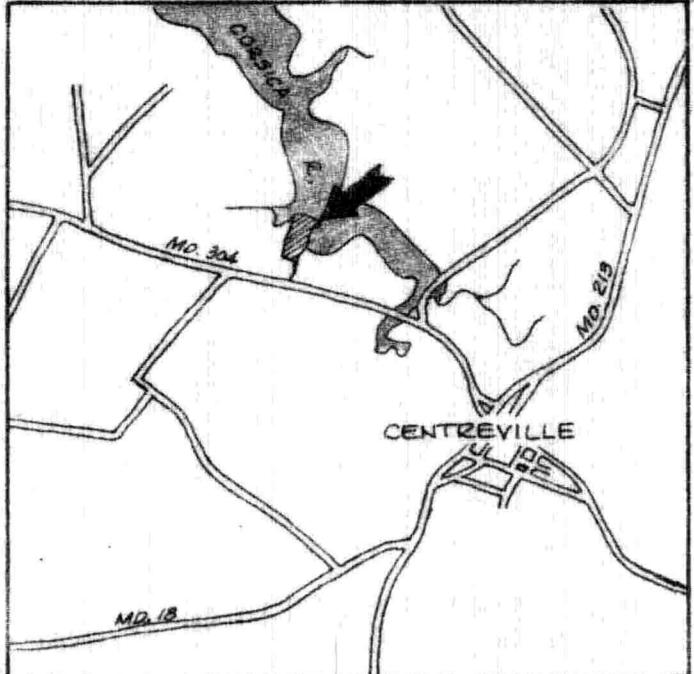
794.9' 0 576° 26'

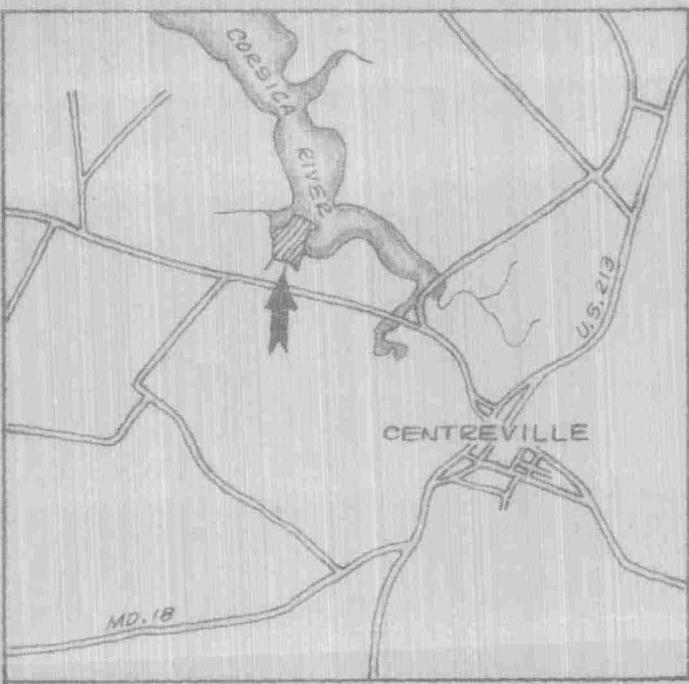
*E*

39

2.00  
708.70'

→ To Centerville / Mi. #





CORSICA RIVER

MAG. NORTH  
1870

NO.	BEARING	DIST.
1	N $29^{\circ} 17' 10''$ W	275.52'
2	N $53^{\circ} 55' 20''$ W	84.67'
3	N $53^{\circ} 53' 30''$ W	121.80'
4	N $59^{\circ} 40' 40''$ W	209.43'
5	N $46^{\circ} 36' 50''$ E	115.79'
6	N $25^{\circ} 33' 00''$ W	125.92'
7	N $01^{\circ} 16' 10''$ E	271.07'
8	N $85^{\circ} 30' 10''$ E	89.27'
9	N $12^{\circ} 59' 40''$ E	320.20'
10	N $19^{\circ} 34' 20''$ W	61.89'
11	N $52^{\circ} 04' 50''$ E	259.00'
12	N $73^{\circ} 03' 30''$ E	180.23'
13	S $68^{\circ} 11' 50''$ E	210.02'
14	N $57^{\circ} 34' 00''$ E	113.74'
15	N $05^{\circ} 56' 10''$ W	125.67'
16	S $51^{\circ} 36' 20''$ E	91.23'
17	S $60^{\circ} 54' 10''$ E	321.96'
18	S $23^{\circ} 21' 40''$ E	104.58'
19	S $54^{\circ} 24' 40''$ E	107.84'
20	S $09^{\circ} 12' 40''$ E	149.93'
21	S $48^{\circ} 10' 50''$ W	76.49'
22	N $05^{\circ} 14' 30''$ E	109.46'
23	N $46^{\circ} 50' 50''$ W	43.86'
24	S $65^{\circ} 22' 10''$ W	140.97'
25	S $23^{\circ} 28' 30''$ W	376.39'
26	S $38^{\circ} 19' 10''$ W	200.31'
27	S $09^{\circ} 05' 30''$ E	118.01'
28	S $39^{\circ} 25' 00''$ W	533.02'
29	S $26^{\circ} 26' 10''$ W	119.90'
30	N $21^{\circ} 31' 00''$ E	604.63'
31	S $02^{\circ} 26' 30''$ W	73.29'
32	S $20^{\circ} 32' 00''$ W	538.04'
33	N $64^{\circ} 00' 20''$ W	33.29'

RIGHT-OF-WAY		
NO.	BEARING	DIST.
34	S 39° 19' 40"E	43.08'
35	S 49° 48' 00"E	244.61'
36	S 01° 12' 00"W	94.31'
37	S 21° 31' 00"W	69.12'
38	N 01° 12' 00"E	147.68'
39	N 49° 48' 00"W	235.36'
40	N 39° 19' 40"W	40.50'
41	N 39° 25' 00"E	24.47'

PLAT OF A SURVEY OF THE  
**HUBERT KLAPP LANDS**

2<sup>ND</sup> DISTRICT. QUEEN ANNES CO., MD.

Scale 1" = 100'

April 1970.  
Additions June 1970

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

Note: Woods line taken from U.S.D.A. aerial photo AHW-500-53, 5/2/64.

C.M. = concrete monument  
I.P. = iron pipe